

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, JUNE 14, 2018** AT 7:00 P.M. IN THE SEABROOK
3 CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK, TEXAS TO
4 CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE AGENDA
5 ITEMS LISTED BELOW.

6
7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY	PRESIDENT
9 TERRY CHAPMAN	VICE-PRESIDENT
10 GARY BELL	TREASURER
11 ERNIE DAVIS	SECRETARY
12 THOMAS KOLUPSKI	MAYOR
13 KEVIN FERGUSON (exc. absence)	MEMBER

14
15 ALSO PRESENT WERE:

16 GAYLE COOK	CITY MANAGER
17 STEVE WEATHERED	CITY/EDC ATTORNEY
18 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
19 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

20
21 EDC President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a
22 quorum was present.

23
24 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

25
26 There were none.

27
28 **2. PRESENTATIONS**

29
30 **2.1 EDC Director's report on economic development activities for May 2018. (Chavez)**

- 31
- 32 • ICSC Tradeshow meetings
 - 33 • Business Updates:
 - 34 Merlion ribbon cutting happening soon
 - 35 Riot Salon renovations finished
 - 36 Seabrook Marina site coming along nicely although no tenant yet
 - 37 Hubcap Grill is opening soon – working on permits – will hire about 12 employees
 - 38 Holiday Inn – land in front of hotel about 1 acre padsite looking to do retail in front –
 - 39 estimates to be open by end of this year
 - 40 • KIWO expanding – picking up orphaned property
 - 41 • SH146 video meeting - highway expansion promotional video
 - 42 • Old Seabrook parking lot bid – contractors selected
 - 43 • Capital Retail Properties visiting Seabrook – discussing potential sites
 - 44 • 146 businesses looking to relocate – meetings with City Staff
 - 45 • SH 146 construction timelines

46 **3. NEW BUSINESS**

47
48 **3.1 Consider and take all appropriate action on option to extend the contract with The**
49 **Retail Coach for year 2, in an amount not to exceed \$21,000. (Chavez)**
50

51 EDC attorney stated that since The Retail Coach contract was never approved by City
52 Council, he suggested the motion be made that the Director be authorized to confirm that
53 the contract will not be approved by EDC or the City.
54

55 Motion made by Mayor Kolupski and seconded by EDC Treasurer Gary Bell.
56

57 To not accept the year two renewal of the Retail Coach contract and authorize the
58 Director of EDC to send an email/letter to confirm the cancellation.
59

60 MOTION CARRIED BY UNANIMOUS CONSENT
61

62 **3.2 Consider and take all appropriate action on approval of preceding with Project**
63 **Notice for funding as Co-Presenting sponsorship for Celebration Seabrook to be**
64 **held Saturday, October 6, 2018 in an amount not to exceed \$15,000. (Chavez)**
65

66 A presentation was made by Communications Director LeaAnn Peterson. Few of the
67 changes presented included:

- 68 • Changing the theme tagline from feast & wine by the bay instead to art & music
69 by the bay
- 70 • Keeping the event to a one-day event at Meador Park
- 71 • Keeping kids activities free
- 72 • Lowering the entry fee to \$5 at the gate
- 73 • Increasing beverage costs by \$1
- 74 • Finding a budget-friendly range of food trucks
75

76 After the presentation, a discussion followed regarding expenses and the decline in
77 revenues generated by this event each year.
78

79 Mayor Kolupski stated that there was a benefit to increasing the sponsorship for the event
80 and that they had enough Hotel Occupancy Tax funds to allocate for this event. He stated
81 that people all over the Bay Area region know of this event and it would be a great
82 community event to have the EDC's name on it. Other Board members had concerns over
83 the loss of revenue produced by the event in the past years and discussed how the event
84 supported economic development purposes. The Board wanted to use this event for
85 EDC's advantage and agreed they wanted to use this event to market and advertise the
86 City of Seabrook and wanted to continue the same level of funding that they have been
87 doing in the past.
88

89 Motion made by EDC Gary Bell and seconded by EDC Vice-President Terry Chapman.
90

To approve \$10,000 for funding as Co-sponsorship for Celebration Seabrook 2018.

Ayes: Terry Chapman, Ernie Davis, Gary Bell

Nays: Thom Kolupski

MOTION CARRIED BY MAJORITY VOTE

3.3 Consider and take all appropriate action on EDC goals for the next fiscal year 2018-2019. (Chavez)

The Board wanted to add the focus on State Highway 146 business redevelopment as part of the goals for the next fiscal year. They wanted EDC to continue the promotion and attraction of undeveloped land along SH146 of retail land in Seabrook to brokers and developers.

Motion made by EDC Secretary Ernie Davis and seconded by EDC Treasurer Gary Bell.

To approve the 2018/2019 goals as presented after the amendment of adding another goal focusing on the redevelopment of the SH146 corridor.

MOTION CARRIED BY UNANIMOUS CONSENT

4. ROUTINE BUSINESS

4.1 Approve minutes of the May 10, 2018 regular EDC meeting. (Patel)

Motion made by EDC Vice-President Terry Chapman and seconded by EDC Treasurer Gary Bell.

To amend page 4, move the motion (line 146-149) above the votes (lines 138-144)

and approve the minutes as amended.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Update on SH 146 expansion.

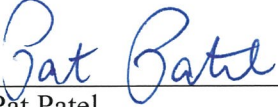
- Continue to monitor and meet with SH146 businesses
- Should start seeing the lay-down yard for the utility issue
- Expansion of Red Bluff road – estimating construction to begin 4th qtr. of 2019
- Rail spur construction expected 3rd qtr. of this year – about 10 month time period
- Todville sewer project – 9 month project already begun
- SH146 expansion – expecting about 4th qtr 2018 – contracts have been awarded
- Utility relocates, pipeline relocates and then start on bridge portion first

4.3 Establish future meeting dates and agenda items.


Next meeting will be Thursday, July 12, 2018.

Upon motion duly made, the meeting was adjourned at 8:45 p.m.

APPROVED ON THE 12TH DAY OF JULY 2018.



Pat Patel,
EDC Administrative Assistant



Terry Chapman, EDC Vice-President